

150.0

0002

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

833,700 / 833,700

USE VALUE:

833,700 / 833,700

ASSESSED:

833,700 / 833,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
177		SPRING AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: LAMONT KEVIN M & MEREDITH E	
Owner 2:	
Owner 3:	

Street 1: 177 SPRING AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: BARRETT JASON C -

Owner 2: BARRETT-VERA JESSIE -

Street 1: 177 SPRING AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 5,168 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 1476 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5168		Sq. Ft.	Site		0	80.	1.11	9									460,031						460,000	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										98931
										GIS Ref
										GIS Ref
										Insp Date
										02/05/09
										USER DEFINED

!11729!

**PRINT**

Date	Time
12/11/20	01:52:05
Last Rev	
Date	Time
01/08/16	08:44:14

ekelly
11729
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARRETT JASON C	66467-432		12/2/2015		664,000	No	No		
SIMMONDS GEOFFRE	51909-227		11/19/2008		552,000	No	No		
TEITELL LINDA M	47808-509		7/14/2006		507,000	No	No		
BELLE ELAINE P/	30892-566		11/23/1999		335,500	No	No		
BELLE ELAINE	26083-506		2/28/1996			1	No	No	A

**TAX DISTRICT**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2009	925	New Wind	5,120					
11/15/2005	1052	Wood Dec	10,670	C		G7	GR FY07	REPL SUNROOM W/DEC

**PAT ACCT.**

Date	Result	By	Name
2/5/2009	Meas/Inspect	372	PATRIOT
11/29/2006	MLS	MM	Mary M
6/19/2000	MLS		
12/7/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
7/16/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

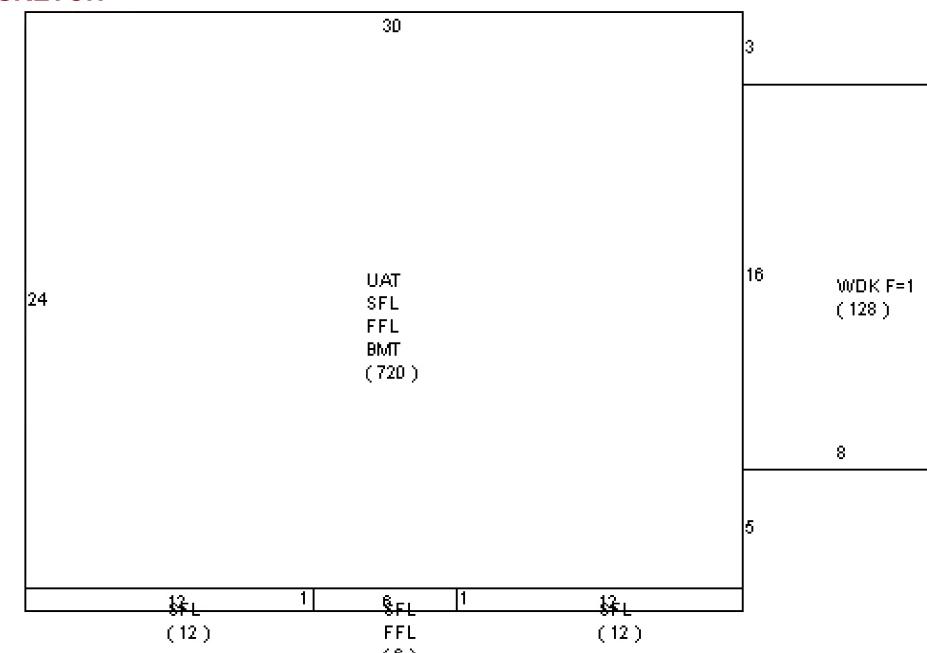
Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

PDAS.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1939
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

**DEPRECIATION**

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	6	3	

**RES BREAKDOWN****CALC SUMMARY**

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	180.409
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418992
Depreciation:	45251
Depreciated Total:	373741

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	180.41	
Special Features:	0	Val/Su Net:	149.24	
Final Total:	373700	Val/Su SzAd:	253.18	

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

**PARCEL ID**

150.0-0002-0022.0

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	750	180.410	135,307						
FFL	First Floor	726	180.410	130,977						
BMT	Basement	720	54.120	38,968						
UAT	Upper Attic	180	72.160	12,989						
WDK	Deck	128	13.670	1,750						
Net Sketched Area:					2,504		Total:	319,991		
Size Ad	1476	Gross Are	3044	FinArea	1476					

**IMAGE****AssessPro Patriot Properties, Inc**